DOCUMENT NO. 4960
ADOPTED 10/8/87

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF UNITED SOUTH END/LOWER ROXBURY DEVELOPMENT CORPORATION, BOSTON BANK OF COMMERCE AND UNITED NEIGHBORS OF LOWER ROXBURY, INC.
DISPOSITION PARCEL 29A IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, United South End/Lower Roxbury Development Corporation, Boston Bank of Commerce and United Neighbors of Lower Roxbury, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 29A in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That United South End/Lower Roxbury Development Corporation, Boston Bank of Commerce and United Neighbors of Lower Roxbury, Inc. be, and hereby is, tentatively designated as Redevelopers of Disposition Parcel 29A in the South End Urban Renewal Area subject to:

(a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;

(b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;

(c) Submission within two hundred seventy (270) days in a form satisfactory to the Authority of:

(i) Evidence of the availability of necessary equity funds, as needed; and

(ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel 29A by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developers be, and hereby is, authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Director be, and hereby is, authorized to execute and deliver a License Agreement with United South End/Lower Roxbury Development Corporation, Boston Bank of Commerce and United Neighbors of Lower Roxbury, Inc. for early entry to Parcel 29A for the purpose of site preparation and soil conditions investigation. Furthermore, said License Agreement shall include the additional provisions that the Authority receive primary insurance coverage.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

29-A 1797-1815 Washington Street
BRANNON-HARRIS WAY
BOSTON HOUSING AUTHORITY CAMDEN ST DEVELOPMENT
BOSTON 200-2
WILLARD PLACE
CHURCH OF ST AUGUSTINE AND ST MARTIN
MASSACHUSETTS AVE
WEST SPRINGFIELD PARK
NEWLAND
LINCOLN
PLACE
COURT
STREET
NORTHAMPTON MTA STA
TRANSIT
EAST LENOX
FLAGG
NEVILLE PLACE
MILLBURN PL
SANFORD PL
PARMELEE STREET
TRASK
ST PHILIP CHURCH (R.C.)
ST PATRICK'S (OLD) R.C. CHURCH
BOSTON MED CLINIC
ANIMAL CLINIC
EAST SPRINGFIELD
GAGE ST
R-120
R-12b
RR-121
RR-45
RR-46
RR-54
RR-42
RR-43
RR-20
RD-54
RD-42
RD-43
RD-56
RD-58
RD-57
RE-7
SE-28
SE-71
SE-70
SE-72
SE-49
SE-7
P-14
34
34a
34b
34c
33a
33b
29
35a
35b

THE COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS HOUSING FINANCE AGENCY
50 MILK STREET
BOSTON, MASSACHUSETTS 02109 · (617) 451-1480

MARVIN M. SIFLINGER
Executive Director

JUN. 30 1987

Syvalia Hyman, III, President
United South End/Lower Roxbury
Development Corporation
32 Rutland Street
Boston, MA 02118

RE: UDC SENHI Proposal, Boston
United South End/Lower Roxbury
Development Corporation ("UDC")
Parcels 29-A, R-12A, R-12B, 33B

Dear President Hyman:

This is in response to your letter of June 5, 1987 in which you indicated that Greater Boston Community Development Inc. ("GBCD") is working as a development consultant with UDC on its proposal to develop 157 units of rental housing on four parcels in the South End. You further indicated that the team would be submitting the proposal to the BRA in the South End Neighborhood Housing Initiative (SENHI) competition and requested a letter of interest by MHFA in potentially providing financing and subsidies for the development.

MHFA would welcome the opportunity to work with GBCD and UDC on your proposal to develop mixed-income rental housing.

Based on our long experience with GBCD, we believe that your team will be able to develop a proposal that is consistent with MHFA's statutory and policy requirements. The proposed development would be eligible for consideration under our financing programs for both construction and permanent financing. The proposal would also be eligible to apply for SHARP subsidies through MHFA's competitive process.

Sincerely,

Eleanor G. White
Deputy Director/Chief of Operations

cc: John Juhl, GBCD

GREATER BOSTON COMMUNITY DEVELOPMENT INC.

79 MILK STREET • BOSTON, MASSACHUSETTS 02109 • (617) 482-6553

PATRICK E. CLANCY, Executive Director

June 29, 1987

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President

John F. Bok
Vice President

Jonathan M. Keyes
Treasurer

Christopher L. Noble
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Syvalia Hyman, III
President
United South End/Lower Roxbury
Development Corporation
Boston, MA 02118

Dear Mr. Hyman:

We have reviewed and analyzed the preliminary development estimates on the proposed 157-unit low and moderate income housing project to be sponsored by your organization. As you know, GBCD has had extensive experience over the past 15 years in assisting non-profit developers to raise equity capital for projects similar to yours.

This experience, combined with a detailed understanding of the new tax law and the emerging market for investments utilizing the new low income housing tax credits, would indicate that a successful private placement could be structured. This would generate significant funds for use in covering some of your anticipated development costs. On the basis of the development proposal conditions which we have reviewed, the availability of 9% low income tax credits for 79 units in the development, and a series of somewhat aggressive, but, we believe, realistic assumptions concerning marketing and financial structures, we believe that net proceeds of approximately $6,601,400 can be achieved (after costs for marketing, sales commissions and other related syndication costs). Furthermore, we will be pleased to work with you in the future in structuring effective equity financing for your project.

Very truly yours,

Lynn Wehrli
Project Manager

LW/dh
2025A

REDEVELOPERS STATEMENT OF PUBLIC DISCLOSURE

PART I

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE [1]

A. REDEVELOPER AND LAND

1. a. **Name of Redeveloper:** United South End/Lower Roxbury Development Corporation [UDC]

   b. **Address and ZIP Code of Redeveloper:** 32 Rutland Street, Boston, Ma. 02118

   c. **IRS Number of Redeveloper:** 04-2679575

2. **The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from**

   Boston Redevelopment Authority
   (Name of Local Public Agency)

   in South End Urban Renewal Project Area - R-56
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of Boston **, State of** Massachusetts **,**
   is described as follows [2]

   29A Northampton and Washington Streets

3. **If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of** the Commonwealth of Massachusetts

   ☐ A corporation.

   ☒ A nonprofit or charitable institution or corporation.

   ☐ A partnership known as

   ☐ A business association or a joint venture known as

   ☐ A Federal, State, or local government or instrumentality thereof.

   ☐ Other *(explain)*

4. **If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:**
   July, 1979

5. **Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:**

---

[1] If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

[2] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock[1].

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE *(if any)* AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
a,b,d,e: Not applicable. UDC is a not-for-profit corporation. See attached list of officers and directors.	

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item 5)* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
Not applicable. UDC is a not-for-profit corporation.	

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Not applicable.

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

---

[1] If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

a. Total cost of any residential redevelopment. . . . . $ See Above.
b. Cost per dwelling unit of any residential redevelopment. . . . . $
c. Total cost of any residential rehabilitation . . . . . $
d. Cost per dwelling unit of any residential rehabilitation . . . . . $

2. a. State the Redeveloper's estimate of the average monthly rental *(if to be rented)* or average sale price *(if to be sold)* for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL $	ESTIMATED AVERAGE SALE PRICE $
See above.		

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

See above.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: See above.

CERTIFICATION

I (We)[1] United South End/Lower Roxbury Development Corporation [UDC] certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowled and belief.[2]

Dated: June 30, 1987

Signature

Mr. Syvalia Hyman, III

President

Title

United South End/Lower Roxbury Development Corporation [UDC]
32 Rutland Street, Boston, Ma 02118

Address and ZIP Code

Dated: June 30, 1987

Signature

Ms. Dorothea G. Gould

Treasurer/Clerk

Title

United South End/Lower Roxbury Development Corporation [UDC], 32 Rutland Street, Boston, Ma 02118

Address and ZIP Code

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

HUD-

PART II

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do N Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: United South End/Lower Roxbury Development Corporation [UDC]

   b. Address and ZIP Code of Redeveloper: 32 Rutland Street, Boston, Ma. 02118

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect t the purchase or lease of land from

   Boston Redevelopment Authority
   (Name of Local Public Agency)

   in South End Urban Renewal Project Area - R-56
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of Boston, State of Massachusetts is described as follows:

   29A Northampton and Washington Streets

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other fi or firms? ☐ YES ☒ NO
   If Yes, list each such corporation or firm by name and address, specify its relationship to the Redevelop and identify the officers and directors or trustees common to the Redeveloper and such other corporation firm.

4. a. The financial condition of the Redeveloper, as of September 30, 1986 is as reflected in the attached financial statement.
   (NOTE: Attach to this statement a certified financial statement showing the assets and the liabilitie *including contingent liabilities*, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this sub mission by more than six months, also attach an interim balance sheet not more than 60 days old.)

   b. Name and address of auditor or public accountant who performed the audit on which said financial sta ment is based:

   Paul S. Campbell, CPA
   P. O. Box 423 Medford, Massachusetts 02155

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

   (See above.)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK	AMOUNT $
Not applicable.	

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE	AMOUNT $
Not applicable.	

c. By sale of readily salable assets:

DESCRIPTION	MARKET VALUE $	MORTGAGES OR LIENS $
Not applicable.		

7. Names and addresses of bank references:

Boston Bank of Commerce
110 Tremont St.
Boston, Ma.

Bank of Boston
Federal Street
Boston, Ma.

8. a. Has the Redeveloper or *(if any)* the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5,6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

—

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

During 1983, UDC acquired and renovated a 14,000 square foot, mixed-use property, located at 705 Massachusetts Avenue, for the purpose of preserving eight units of mixed-income family housing. The building configuration remains: 7 three-bedroom units, 1 two-bedroom unit and 1 commercial unit. UDC is currently developing the Massachusetts Square Station Area Commercial Development Project, a 46,000 square foot office and retail complex at the intersection of Massachusetts and Columbus Avenues.

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervis capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopmen work, name of such employee, name and address of employer, title of position, and brief description of work:

None.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder officer, director or trustee, or partner of such a redeveloper:

None.

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

Not applicable.

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO
If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: $ 5,000,000 .

General description of such work:

Acquisition and the rehabilitation of 705 Massachusetts Avenue, as described above.

Acquisition and development of the Massachusetts Square Project.

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT $	DATE TO BE COMPLETED
None			

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY	AMOUNT $	DATE OPENED
None.		

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility *(other than the financial statement referred to in Item 4a)* are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)[1] United South End/Lower Roxbury Development Corporation [UDC]

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.[2]

Dated: June 30, 1987

Signature

Mr. Syvalia Hyman, III
President
Title

UDC
32 Rutland Street, Boston, Ma. 02118
Address and ZIP Code

Dated: June 30, 1987

Signature

Ms. Dorothea G. Gould
Treasurer/Clerk
Title

UDC
32 Rutland Street, Boston, Ma. 02118
Address and ZIP Code

[1] If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

MEMORANDUM **OCTOBER 8, 1987**

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR
TOM O'MALLEY, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPERS OF RE-USE PARCEL 29A, BOUNDED BY WASHINGTON STREET AND NORTHAMPTON STREET

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY TENTATIVELY DESIGNATE UNITED SOUTH END/LOWER ROXBURY DEVELOPMENT CORPORATION, BOSTON BANK OF COMMERCE AND UNITED NEIGHBORS OF LOWER ROXBURY, INC. AS REDEVELOPERS OF RE-USE PARCEL 29A FOR THE PURPOSE OF CREATING FORTY-FIVE (45) NEW RENTAL UNITS, THIRTY-FIVE HUNDRED (3,500) SQUARE FEET OF COMMERCIAL SPACES. IT IS FURTHER REQUESTED THAT THE AUTHORITY AUTHORIZE THE DIRECTOR TO EXECUTE A LICENSE FOR EARLY ENTRY TO THE PROPERTY FOR THE PURPOSE OF SITE PREPARATION AND SOIL CONDITIONS INVESTIGATION.

Parcel 29A is bounded by Washington Street and Northampton Street and consists of 24,024 square feet of vacant land in the South End Urban Renewal Area, Project No. Mass. R-56. Parcel 29A was offered for development under Phase 1 of the South End Neighborhood Housing Initiative (SENHI) Program.

The SENHI program and guidelines were designed with maximum community involvement. The main objective of the program was to create affordable rental and homeownership opportunities on the Authority's properties in the South End. The plan called for developing about sixty (60) Authority-owned sites in two phases. The first phase included twelve (12) buildings and vacant lots. On March 2, 1987, twelve (12) sites were advertised for development. On April 10, 1987 proposals were received on the fast track Parcels SE-59-66. Tentative designation was given to Tenants Development Corporation. On June 30, 1987, twenty-two (22) proposals were received on ten (10) of the sites from eleven (11) development teams. One development team submitted a proposal for Parcel 29A. The Authority sponsored three consecutive meetings on the evenings of August 18, 19 and 20, for the development teams to present their proposals to the community. The proposal submitted by United South End/Lower Roxbury Development Corporation (UDC), Boston Bank of Commerce (BBC) and United Neighbors of Lower Roxbury, Inc. (UNLR) met the requirements of the SENHI guidelines.

In response to the SENHI's requirement, UDC, a 501(c)3 non-profit, community oriented development corporation, joint ventured with the Boston Bank of Commerce, and with the United Neighbors of Lower Roxbury.

UDC has developed several mixed-use housing projects and is in the process of developing Massachusetts Square into a unified complex that will include a total of 40,692 square feet of rentable office and retail space. Boston Bank of Commerce has participated in a range of development projects with UDC. For several decades United Neighbors of Lower Roxbury, has a history of leadership in monitoring development in the South End/Lower Roxbury area.

The project, Roxbury Corners, will accommodate a four-story structure designed in a U-shaped configuration, providing forty-five (45) units of rental housing, approximately 3,500 square feet of first-floor commercial space, and thirty-one (31) below-grade parking spaces. The building's U-shaped design will accommodate a courtyard in the interior of the parcel.

The team's objective for this site is to provide large-sized units to benefit mixed income families. The proposed residential unit mix will consist of 3 one-bedroom units, 19 two-bedroom units, 17 three-bedroom units 4 four-bedroom units and 2 five-bedroom units. Rental income levels will be based upon levels established by the U. S. Department of Housing and Urban Development (HUD) for the Boston SMSA.

The total development cost has been estimated at $6,052,351.00. The primary construction and permanent mortgage financing which UDC/BBC/UNLR intend to use is the Massachusetts Housing Finance Agency (MHFA). In addition, the team will be working with Boston's Public Facilities Department and the Executive Office of Communities and Development (EOCD) to obtain State Housing Assistance for Rental Production (SHARP) funding, as well as the credits for the syndication of this project. Greater Boston Community Development, Inc. (GBCD), with extensive experience in the syndication of rental properties, is prepared to arrange equity financing.

The project architect is CPF/Domenech, Hicks, Inc. and the consultant and management is the Greater Boston Community Development, Inc. R. E. Hill and Company will provide the real estate services.

UDC has received the support of South End Neighborhood Action Program, concerned tenants of Grant Manor, Frieda Garcia and the coordinating committee of the South End Ad-HOC Coalition, the Cooper Community Center, the St. Augustine and St. Martin Church and the Brigde Fund Inc.

Should the Authority tentatively designate UDC, Boston Bank of Commerce, and United Neighbors of Lower Roxbury, Inc. as redeveloper of Parcel 29A, the team will submit final working drawings and specifications which will conform with the Authority's standards.

Through the team's demonstrated performance and commitment to the South End, it is, therefore, recommended that United South End/Lower Roxbury Development Corporation, Boston Bank of Commerce and United Neighbors of Lower Roxbury, Inc. be tentatively designated as redeveloper of Re-use Parcel 29A for the creation of forty-five (45) new rental units with thirty-one (31) units at affordable prices. Furthermore, it is requested that the Authority authorize the Director to execute a license for early entry to the property for the purpose of site preparation and soil conditions investigation.

An appropriate resolution is attached.